

2nd for Record June 14 79 At 11:05 O'clk A M Same Day Record 11 Ex'd per Charles C. Keller, CLK

THIS MORTGAGE, made this 14th day of June, 1979, by and between

DAVID WILLIAM BRUDER and RUTH ANN BRUDER, his wife,
hereinafter called "Mortgagor," and PHILIP E. GROVE and SANDRA L. GROVE, his wife,

-----, hereinafter called "Mortgagee."

WITNESSETH: WHEREAS, Mortgagor now stands indebted unto Mortgagee in the sum of

-----FORTY SEVEN THOUSAND-----

Dollars (\$ 47,000.00), which sum was lent to the Mortgagor, evidenced by a note of even date herewith payable to the said Mortgagee, or order, with interest from date at the rate of nine and seven-eighths per cent (9-7/8%) per annum on any unpaid balance under terms and provisions set forth in said note; principal and interest being payable in monthly installments of Four Hundred Eight Dollars and Thirteen Cents (\$408.13) each, commencing on the 14th day of July, 1979, and continuing on the 14th day of each and every month thereafter, until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 14th day of JUNE, 1984.

The right is reserved to prepay at any time without premium or fee, the entire indebtedness or any part thereof.

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AND WHEREAS, for the better securing of the payment of said single bill or note or notes that may be given hereafter in extension or renewal of the note referred to above or any part thereof, the Mortgagor does hereby execute this mortgage.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), in hand paid, the said Mortgagor does hereby grant and convey in fee simple unto Mortgagee, its or their heirs, personal representatives, successors or assigns, hereinafter collectively called "Mortgagee", all that lot or parcel of land situate, lying and being on Pennsylvania Avenue, in the Village of Walkersville, Frederick County, Maryland, and more particularly described as follows:

BEGINNING for the same at a point of beginning for the whole tract conveyed unto Weston H. Staley and Ruth M. Staley, his wife, by Harry D. Stup, widower, by the hereinafter mentioned deed, and running thence by and with the curb line of Pennsylvania Avenue, North 73-3/4° East 68.02 feet to a point at the end of the third line of the 0.374 acre tract of land conveyed by Ruth M. Staley, Widow, to James A. Rice and Geraldine M. Rice, his wife, by deed dated September 10, 1965, and recorded on September 14, 1965 among the Land Records of Frederick County, thence by and with the third line of said deed reversed North 19° 54' 40" East 152.36 feet to an iron tee bar with Registered Land Surveyor's Cap No. 2046 now set in the ground, said point being at the end of 92.41 feet on the third line of the whole tract conveyed unto Weston H. Staley and wife by Harry D. Stup, Widower, as aforesaid, thence by and with the remainder of the third line of said whole tract South 68° 45' West 75.00 feet, thence by and with the fourth and fifth lines of the whole tract South 28° 52' East 58.88 feet, thence South 18° 32' East 88.12 feet to the place of beginning, containing 0.236 acre of land, more or less.

BEING all and the same real estate which was conveyed unto Philip E. Grove and Sandra L. Grove, his wife, by a Deed from Gloria J. Shinn, unmarried, dated August 6, 1971, and recorded among the Land Records of Frederick County, Maryland, in Liber 855, folio 78.

AND ALSO BEING all and the same real estate which was conveyed unto the Mortgagors herein by a Deed from the Mortgagees herein, bearing even date herewith and recorded, or intended to be recorded, prior hereto among the aforesaid Land Records.

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